

**NOTICE OF TYPE II  
DEVELOPMENT REVIEW  
APPLICATION AND OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**November 5, 2009**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

**Date of this notice: October 21, 2009**

**Project Name: AUTOZONE #4106**

**Case Number: PSR2009-00033; SEP2009-00076**

**Location: 9512 NE Highway 99**

**Request:** The applicant is proposing to construct a 6,815 square foot building for an auto parts store on approximately .91 acres located in a C-3 zoning district.

**Applicant:** AutoZone, Inc.  
Mitch Bramlitt  
123 South Front Street  
Memphis, TN 38103  
(901) 495-8714 [phone]; 901-495-8991 [fax]  
[mitch.bramlitt@autozone.com](mailto:mitch.bramlitt@autozone.com)

**Contact Person:** J-U-B Engineers  
Paul Anderson  
2810 W. Clearwater Avenue  
Kennewick, WA 99336  
(509) 783-2144  
[panderson@jub.com](mailto:panderson@jub.com)

**Property Owner:** Winco Foods, LLC  
650 N. Armstrong Place  
Boise, ID 83704

**Zoning:** C-3

**Comp Plan Designation:** CC

**Parcel Number:** 144976-000

**Township: 2 North                      Range: 1 East                      NW ¼ of Section: 2**

**Applicable Code Sections:**

40.200 (General Provisions); 40.230.010 (Commercial Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); and Title 15 (Fire Code).

**Neighborhood Contact:**

**NE Hazel Dell Neighborhood Association**, Bud Van Cleve, President, 1407 NE 68 Street, Vancouver, WA 98665, 695-1466, E-mail to Bud Van Cleve: [BSVANC@aol.com](mailto:BSVANC@aol.com)  
E-mail to Doug Ballou: [dballou@pacifier.com](mailto:dballou@pacifier.com), Liaison: Tom Griffith 397-1911

**Staff Contact Person:**

Planner: Vicki Kirsher, (360) 397-2375, ext. 4178  
E-mail: [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)  
Team Leader: Travis Goddard, (360) 397-2375, ext. 4180

**Please email SEPA comments to: [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)**

**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date:** 8/28/09

**Fully Complete Date:** 10/8/09 (On hold 10/9/09 to 10/14/09)

### **SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

### **Timelines/Process:**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### **Appeal Process:**

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

### SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

### **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)

- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

**Web Page at: <http://www.clark.wa.gov>**

**Attachments:**

- Proposed project site/land division plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Add Attachment for Agencies:**

- SEPA checklist

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:

**AutoZone Auto Parts Store**

2. Name of applicant:

**AutoZone, Inc.**

3. Address and phone number of applicant and contact person:

**Mitch Bramlitt, Project Manager  
123 South Front Street Dept. 8320  
Memphis TN 38103  
(901) 495-8714**

4. Date checklist prepared:

**August 5, 2009**

5. Agency requesting checklist:

**Clark County, Community Development Services Division**

6. Proposed timing or schedule (including phasing, if applicable):

**Construction to begin November 2009 and end approximately April 2010.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**None at this time**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Phase I and Phase II Environmental Site Assessment, prepared for AutoZone by The Riley Group, Inc. Traffic Study prepared by The HDJ Group.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None known**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Building Permit, Sign Permit, SEPA, Type II Site Plan Review**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**This project will include the construction of an approximately 6,816 S.F. auto parts store on an approximately 0.81 acre site. The site will be paved and landscaped.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Section 2, Township 2 North, Range 1 East, W.M.**

**Serial Number 144976-000.**

**The project is located at 9512 NE Highway 99 at the WinCo Foods site.**

#### **B. ENVIRONMENTAL ELEMENTS**

##### **1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,

b. What is the steepest slope on the site (approximate percent slope)?

**>2%**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Sandy Silt**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**The site will be graded to accommodate the new building and parking lot. No off site fill material is anticipated.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion control measures will mitigate possible erosion. Soil erosion due to water and air is likely during clearing and construction.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approximately 71% of the site will be impervious.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Site is to be re-graded and paved and landscape areas will be added.**

## **2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Increased automobile and construction related emissions. Dust control measures will be implemented.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Dust control will be implemented. Landscaping and tree planting will occur on this project**



### 3. Water

#### a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No**

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

**No**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

#### b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None anticipated.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Storm water runoff is anticipated. Storm water from impervious surfaces such as parking lots and roofs will be collected and discharged to the existing WinCo storm system.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**It is possible, however the drainage system will be designed using current guidelines for wastewater management.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**General parking lot sweeping and cleaning. General maintenance of catch basins and manholes**

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☐ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

**The existing shrubs will be removed .**

- c. List threatened or endangered species known to be on or near the site.

**None known.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscaping enhancement will comply with the Clark County Municipal code.**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

**None**

- c. Is the site part of a migration route? If so, explain.

**The general area is part of a migration route for waterfowl. There is no evidence, however, the birds use the proposed site.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**None**

## **6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Building heating, cooling and lighting will be a combination of electric and natural gas**

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

**No**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**Building will utilize energy efficient lighting and high efficiency heating and cooling systems. Cooling system to meet Washington State Energy Code.**

## **7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

**The normal construction risks which might be associated with the construction of a medium sized retail building.**

- 1) Describe special emergency services that might be required.

**Only those provided by City services.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**Dust, noise and pollution will be strictly controlled.**

8. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Traffic and aircraft noise exists in the general area, but is not expected to impact the project.**

- 1) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

**Increased traffic volumes and associated levels of noise anticipated for construction during 8 a.m. 5 p.m., Monday through Friday.**

- 2) Proposed measures to reduce or control noise impacts, if any:

**Landscaping and trees in compliance with the Clark County Municipal Code.**

9. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

**Parking lot and area of demolished automobile fueling facility**

- b. Has the site been used for agriculture? If so, describe.

**No**

- c. Describe any structures on the site.

**None**

- d. Will any structures be demolished? If so, what?

**No.**

- e. What is the current zoning classification of the site?

**C-3, Community Commercial**

- f. What is the current comprehensive plan designation of the site?

**Commercial**

- g. If applicable, what is the current shoreline master program designation of the site?

**Does not apply**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**No**

i. Approximately how many people would reside or work in the completed project?

**Approximately 12-15 people would work at the facility.**

j. Approximately how many people would the completed project displace?

**None**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**None**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Proposal is in compliance with the proposed comprehensive plan of Clark County.**

#### **10. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**None**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None**

c. Proposed measures to reduce or control housing impacts, if any:

**Does not apply**

#### **11. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The tallest height of the building will be 25 feet with the principal exterior building material being painted CMU.**

b. What views in the immediate vicinity would be altered or obstructed?

**None**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**Proposed building and site layout and landscaping will meet or exceed the Clark County Municipal Code and elements of the Highway 99 sub-area plan will be incorporated to control the aesthetic impacts.**

**12. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Parking lot lighting, as required by the Clark County Municipal Code, will light the parking area. Low level lighting fixtures will be implemented during dark hours**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No**

- c. What existing off-site sources of light or glare may affect your proposal?

**None**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Landscaping and downward directed parking lot light standards**

**13. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**None**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None**

**14. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None**

- c. Proposed measures to reduce or control impacts, if any:

**None**

**15. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**Access will be from Highway 99 and NE 99 Street.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Yes**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**The completed project will create 39 parking spaces. 30 stalls will be eliminated for a net gain of 9 stalls.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**No**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**Based on the ITE Manual 7<sup>th</sup> Edition, land use #843, a 6,816 sq.ft. Automobile Parts store will generate an average of 421 weekday trips with peak volumes occurring in the PM at a rate of 20 inbound and 21 outbound trips.**

- g. Proposed measures to reduce or control transportation impacts, if any:

**None**

**16. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**Possible increased police and fire protection as it relates to this project.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**Electronic fire and police notification, private security services and increased tax base to pay for added services.**

17. Utilities

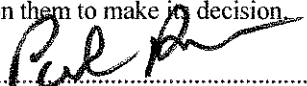
- a. Utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

<b>Water:</b>	Clark Public Utilities
<b>Sewer:</b>	Clark Regional Wastewater District
<b>Electrical Power:</b>	Clark P.U.D.
<b>Telephone:</b>	Qwest
<b>Natural Gas:</b>	NW Natural
<b>Cable TV:</b>	Comcast

**Trenches will be excavated and the above mentioned utilities installed**

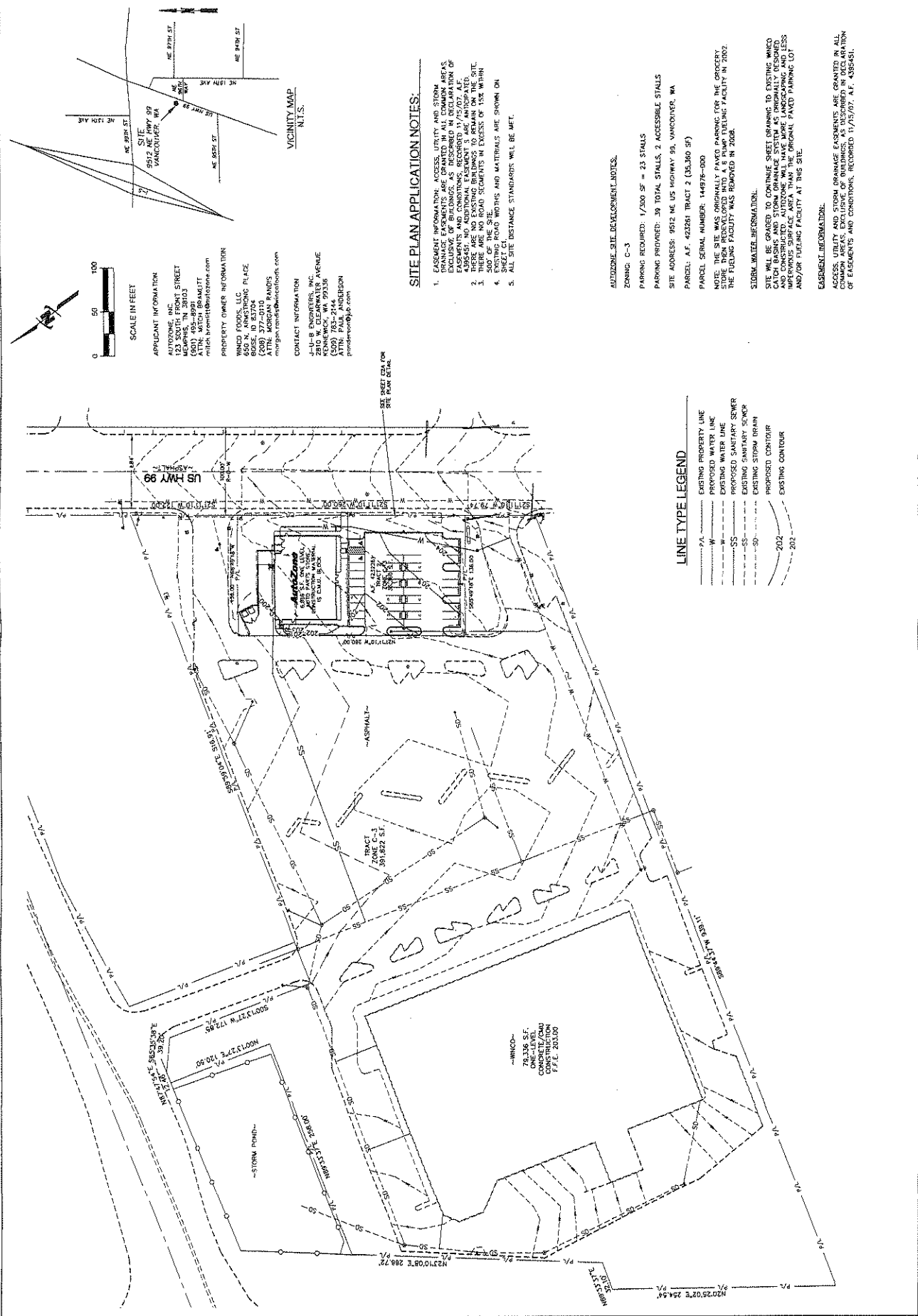
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: ..... 

Date Submitted: .....





**SITE PLAN APPLICATION NOTES:**

1. EASEMENT INFORMATION, ACCESS, UTILITY AND STORM DRAINAGE EASEMENTS ARE GRANTED IN ALL COMMON AREAS OF THE SITE. THE EASEMENTS ARE GRANTED IN ACCORDANCE WITH THE EASEMENT AGREEMENTS ON FILE WITH THE KING COUNTY RECORDS. EASEMENTS AND CONDITIONS RECORDED 1/15/07, A.F. 4395451. NO ADDITIONAL EASEMENTS ARE ANTICIPATED.
2. THERE ARE NO ROAD SEGMENTS IN EXCESS OF 156 FEET.
3. 500' OF THE SITE.
4. SHEET C1 ROAD WIDTHS AND MATERIALS ARE SHOWN ON SHEET C1.
5. ALL SITE DISTANCE STANDARDS WILL BE MET.

**AUTOZONE SITE DEVELOPMENT NOTES:**

ZONING: C-3  
 PARKING REQUIRED: 1/300 SF = 23 STALLS  
 PARKING PROVIDED: 38 TOTAL STALLS, 2 ACCESSIBLE STALLS  
 SITE ADDRESS: 9512 NE US HIGHWAY 99, VANCOUVER, WA  
 PARCEL: A.F. 422841 TRACT 2 (35,860 SF)  
 PARCEL SERIAL NUMBER: 144976-000  
 NOTE: THE SITE WAS ORIGINALLY PAVED PARKING FOR THE GROCERY STORE. THE BUILDING WAS REMOVED IN 2002. THE BUILDING FACILITY WAS REMOVED IN 2008.

**STORM WATER INFORMATION:**

SITE WILL BE GRANTED TO CONTINUE SHEET DRAINING TO EXISTING WINDO CATCH BASIN AND STORM DRAINAGE SYSTEM AS ORIGINALLY DESIGNED. AND/OR FUELING FACILITY AT THIS SITE.

**EASEMENT INFORMATION:**

ACCESS, UTILITY AND STORM DRAINAGE EASEMENTS ARE GRANTED IN ALL COMMON AREAS, EXCLUSIVE OF BUILDINGS, AS DESCRIBED IN DECLARATION OF EASEMENTS AND CONDITIONS, RECORDED 1/15/07, A.F. 4395451.

**LINE TYPE LEGEND**

- PA - EXISTING PROPERTY LINE
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SOWER
- SS - EXISTING STORM DRAIN
- 202 - PROPOSED CONTOUR
- 202 - EXISTING CONTOUR



SCALE IN FEET

**APPLICANT INFORMATION**  
 AUTOZONE, INC.  
 11500 W. 16TH STREET  
 MEADOWS, TN 38003  
 (601) 695-8991  
 michelle.watson@autozone.com  
 michelle.watson@autozone.com

**PROPERTY OWNER INFORMATION**  
 WINDO FOODS, LLC  
 11500 W. 16TH STREET  
 MEADOWS, TN 38003  
 (601) 695-8991  
 michelle.watson@autozone.com  
 michelle.watson@autozone.com

**CONTACT INFORMATION**  
 J-U-B ENGINEERS, INC.  
 2810 W. CLEARWATER AVENUE  
 SUITE 201  
 KENNEWICK, WA 99336  
 (509) 783-2144  
 ATTN: PAUL ANDERSON  
 paul.anderson@jub.com

SEE SHEET C1 FOR  
 SITE PLAN DETAIL

WINDO  
 78,136 SF.  
 ONE-LEVEL  
 CONSTRUCTION  
 F.F.E. 201.00

Owners of property  
that were sent notice

NW 1/4 of Section 02 T2R1E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Oct 21, 2009  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:2387.11) 500 Feet

